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**ESTATE AGENTS
VALUERS
AUCTIONEERS
BLOCK MANAGEMENT**
Established 1928



**16, BURRINGTON AVENUE, BLEADON HILL,
WESTON-SUPER-MARE, BS24 9LP**
£310,000

Located in this popular elevated position on the southern outskirts of Weston super Mare, approximately 3 miles from the Town Centre and Sea Front.

A well presented 4 Bedroom Mid Terrace House with gas central heating, double glazing, gardens and garage. The property enjoys a pleasant aspect over the Town towards the coast. An internal inspection is recommended.

13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA
www.stephenand.co.uk
post@stephenand.co.uk



Accommodation:

(with approximate measurements)

Entrance:

Front door to Entrance Porch with further door to:-

Hall:

Staircase to First Floor.

Lounge:

13'3 x 10'2 (4.04m x 3.10m)

Radiator. TV point. Laminate floor.

Kitchen/Breakfast Room:

18'3 x 9'8 narrowing to 7' (5.56m x 2.95m narrowing to 2.13m)

Fitted with a range of wall and base units with worksurfaces and matching splashback over. 1.5 bowl single drainer stainless steel sink unit. Fitted double oven and 4-ring gas hob with extractor hood over. Plumbing for a dishwasher. Integrated refrigerator. Radiator. Cupboard housing gas fired boiler providing central heating and hot water.

Sitting Room:

9' x 6'6 (2.74m x 1.98m)

Double glazed french doors to Garden. Opening into:-

Dining Room:

10'3 x 9' (3.12m x 2.74m)

Radiator.

Rear Lobby:

Doors to Rear Garden and Garage. Recess with plumbing for a washing machine.

Cloakroom:

Low level WC and wash basin.

First Floor Landing:

Access to loft space.

Bedroom 1:

12'9 x 11' max (3.89m x 3.35m max)

Radiator. Fitted wardrobe cupboard.

Bedroom 2:

10'6 x 9'2 (3.20m x 2.79m)

Radiator.

Bedroom 3:

10'9 x 7' (3.28m x 2.13m)

Radiator. Wardrobe cupboard.

Bedroom 4:

11' x 7'7 narrowing to 6' (3.35m x 2.31m narrowing to 1.83m)

Radiator. Airing cupboard. Sliding patio doors to Balcony with views over the Town.

Shower Room:

Corner shower cubicle. Vanity wash basin and low level WC. Fully tiled walls. Heated towel rail.

Outside:

Front Garden laid to lawn. Driveway to Integral Garage: with up and over door, power and light. Enclosed Rear Garden laid to lawn with areas of decking and patio. Vegetable bed. Mature trees and shrubs.

Tenure:

Freehold

Council Tax:

Band C

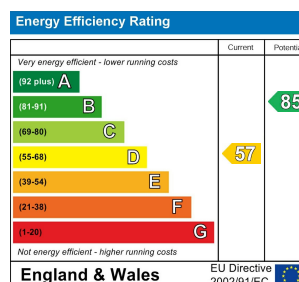
Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

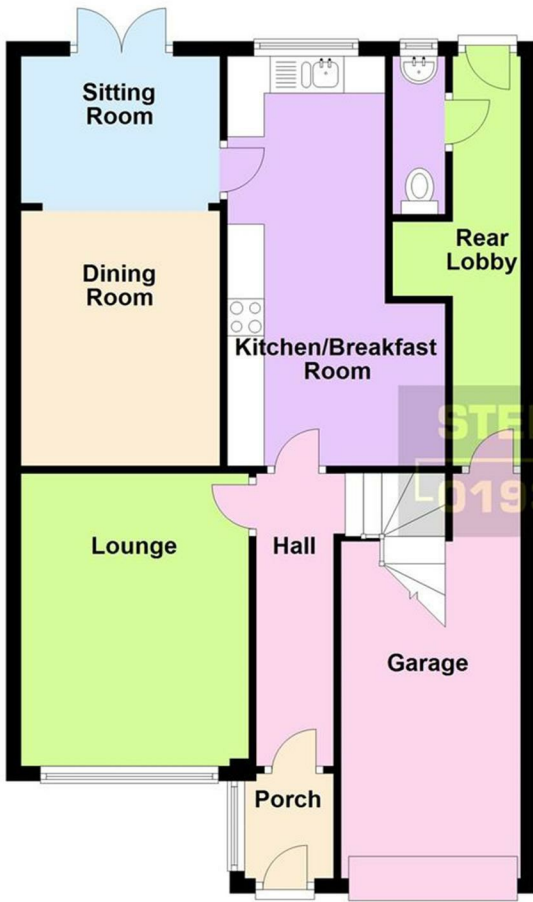
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



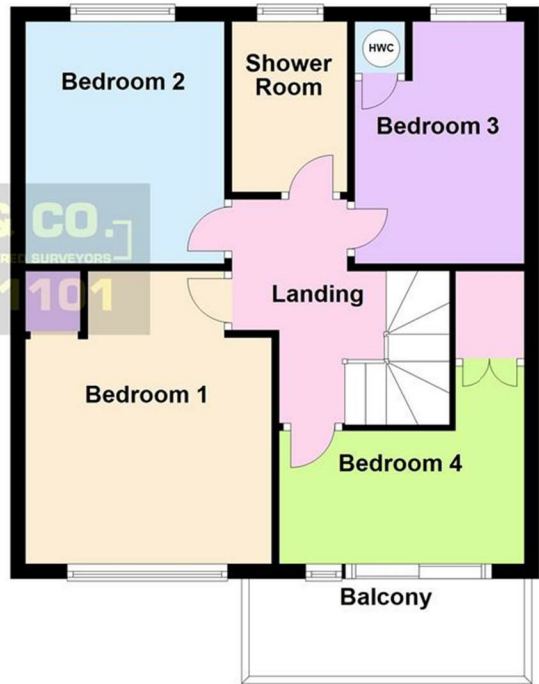
Ground Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 120.8 sq. metres (1300.7 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



